

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518)237-8643

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD. _____
SERIES _____
NEG.NO. _____

YOUR NAME: Kathy Howe DATE: Sept. 1994

YOUR ADDRESS: 133 South Fitzhugh Street TELEPHONE: (716)546-7029

Rochester, NY 14608

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

* * * * *

IDENTIFICATION

1. BUILDING NAME(S): Eddy House
2. COUNTY: Monroe TOWN: Greece
3. STREET LOCATION: 3205 Mt. Read Boulevard (northwest cor. of Stone Road)
4. OWNERSHIP: a. public [] b. private [X]
5. PRESENT OWNER: Style-Rite Homes, Inc. ADDRESS: 326 Rye Road
Rochester, NY 14621
6. USE: Original: residence/farm Present: office
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes[X] No[]
Interior accessible: Explain private office

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard [X] b. stone [X]* c. brick [] d. board and batten []
e. cobblestone [X]** f. shingles [] g. stucco [] other: Asphalt roof
shingles. *Foundation at rear block is stone. **Foundation at front
block is finished in cobblestones.
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints [X]
b. wood frame with light members []
c. masonry load bearing walls []
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent [] b. good [X] c. fair [] d. deteriorated []
11. INTEGRITY: a. original site [X] b. moved [] if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is a jewel! A story-and-a-half Greek Revival with a nice scale to it. It has beautiful iron grilles and frieze. Also, a handsome door and portico. That's a 'red.' " P.Malo.

COLOR CODE

Red



14. THREATS TO BUILDING:

- a. none known [] b. zoning [X]* c. roads [X]**
d. developers [] e. deterioration []
f. other: *Zoned for office space. **Narrow setback from Mt. Read Blvd. Located at busy intersection.

15. RELATED OUTBUILDINGS AND PROPERTY:

- a. barn [] b. carriage house [] c. garage []
d. privy [] e. shed [X] f. greenhouse []
g. shop [] h. gardens []
i. landscape features:
j. other: Well pump and historic bell. Asphalt parking lot to the north.

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):

- a. open land [] b. woodland []
c. scattered buildings []
d. densely built-up [X](neighborhood) e. commercial [X]
f. industrial [] g. residential [X]
h. other: Office complex across the street to the south.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1850

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES:

(see continuation sheet)

22. **THEME:** Agricultural: Farmhouse

11c.

Former open porch on south elevation extended out and enclosed, and a second floor sleeping porch with hipped roof added in the 1930s.

One of the original windows was removed near the center of the north elevation (main block), the opening partially filled, and a small, single pane replacement window installed.

Decorative frieze grills missing from south and west elevations.

The west end of the rear wing, beyond the chimney, may be a later addition.

Barn razed in 1979 (was located 500' north of the house).

17. The Eddy House is located on a 1.2 acre lot at the northwest corner of Mt. Read Blvd. and Stone Road in the southeast quadrant of the town. The front elevation faces east onto Mt. Read Blvd. The house has a narrow setback from Mt. Read. A driveway and parking lot are located north of the house. A modern, non-contributing, gambrel-roofed storage shed is located northwest of the house. A well pump and bell are located north of the house near the parking lot. The property has a large lawn on the south side, with a deep setback from Stone Road. Mature trees form the west boundary of the property. The surrounding neighborhood includes twentieth-century residences and some offices. A modern commercial office building is located across the street on the south side of Stone Road.

18. The Greek Revival style Eddy House is comprised of a one and one-half story, hipped roof, main block, a gable-roofed, one-and one-half story rear block, and a hipped roof, enclosed south porch wing.

Main Block:

The main block is a frame structure clad with narrow wood clapboards and built atop a stone foundation faced with cobblestone. Two large brick chimneys rise above the hipped roof on both the north and south sides. The main block is five bays wide by four bays deep. A wide frieze with rectangular windows wraps around to each of the elevations. Metal grills with

18. continued

fanciful scroll designs are intact at the frieze windows on the east and north elevations. Fenestration is regular and repetitive with six-over-six, double-hung wood windows and wood shutters.

The front elevation is symmetrically balanced and features a center entrance porch with two windows on either side. The hip-roofed, front porch is distinguished by Doric order wood columns and pilasters which support a wide entablature above. Of special note on this entablature are the decorative guttae. The entrance features a shouldered surround with battered sides. The wood door has two recessed panels in the lower half and is glazed with a single pane in the upper half. Above the door is a decorative row of guttae moldings and a transom with three lights.

Rear Wing:

The one and one-half story, gable-roofed, rear wing has a fieldstone foundation. The frieze band is narrower here than the main block. The chimney for the former cooking fireplace rises above the ridge near the center of this wing. The west end of this wing, beyond the chimney, may be a later addition.

The north elevation of the rear wing has three six-over-six, double-hung wood windows and an entrance with a Colonial Revival style surround with pilasters and sidelights. There are two windows in the frieze of this elevation. A gable-roofed dormer with a pair of one-over-one, double-hung windows projects from the roof.

The south elevation of the rear wing has one six-over-six window and one nine-light window. The original one-story, open porch on the south elevation was enlarged and enclosed in the 1930s. The foundation beneath the porch addition is concrete with a former owner's name, Tom Gaieron, and the date, March 1938, written into the concrete. A second-story sleeping porch with a hipped roof was also added in the 1930s. The first floor of the porch has Doric pilasters and multipaned windows with recessed wood panels below. The second story is clad with wood clapboards and features a horizontal band of six, one-over-one, wood windows on the south elevation.

Town of Greece Historic Sites Survey
Monroe County, New York
3205 Mt. Read Blvd.
page 5

20. Built in 1850 for Thomas Eddy, this house is historically significant for its association with the Eddy family. The house reflects the early phase of development in the town of Greece. It is also an outstanding, sophisticated example of the Greek Revival style. The house retains a high degree of integrity of design, materials, and craftsmanship.

(Betty Calman's article "The Story of a Greece Landmark...At Eddy Road" provides a thorough overview of the history of this historic property.)

In 1843 Thomas Eddy (born 1802/died 1886), from Pennsylvania, purchased 120 acres of land in Greece. About the same time Eddy married Phoebe Lyons of Rochester. In 1850 he built the present Greek Revival house. The building first appears on the 1852 county map under the name of Thos. Eddy. Thomas and Phoebe Eddy raised four children in this house: Frances S., Edmond L., Luther B., and Thomas Hervey Eddy. The Eddy family were prominent members of Brick Presbyterian Church in Rochester. In their latter years Thomas and Phoebe moved to a house on Lake Avenue and the Greek Revival house became the property of their son Thomas Hervey Eddy.

Thomas Hervey Eddy was born on the farm in 1852. He was educated in the Rochester public schools and later attended Carpenter's Collegiate Institute and Williams Commercial College. He became widely recognized as a leading agriculturist of the community and was a successful businessman.

Eddy Road, present Mt. Read Boulevard, was named for him because he helped develop the road from Ridge Road north past the farmhouse. This name was later changed in 1920 to Mt. Read Boulevard when Nicholas Read donated land for the northern part of the road.

Eddy was active in the town's Republican party and in the early 1890s he was twice elected to represent the town of Greece on the County Board of Supervisors. In 1895 he was elected to the State Legislature for the 1896 assembly session.

He married Adelgonde McKenzie Smith, a daughter of the Hon. Donald McKenzie (an associate in the fur trade with John Jacob Astor), on June 29, 1882 in the Church of the Transfiguration in New York City. They had four children: Frances L., Thomas Henry, Adelgonde C., and Donnie Louise.

Town of Greece Historic Sites Survey
Monroe County, New York
3205 Mt. Read Blvd.
page 6

20. continued

Thomas Harvey Eddy once cultivated about 10 acres of hops on his farm. The hops was harvested in August and then sold to a local brewery. He also had a herd of 50 cows and sold the milk under the name of the "Eddy Dairy Farm." A gable-roofed, frame barn, built 1870, was once located on this property about 500' north of the house (see attached sketch). This barn once sheltered dairy cows and, later, horses. It was razed in 1979. Also once located on the property were six acres of woods.

The 1902 county map shows the 80-acre property owned by Adelgonde Eddy. Thomas Harvey Eddy died in 1897 and his wife died in 1911, after which time their son Thomas Henry Eddy took over the farm. He ran the farm for five years and then sold the stock and equipment at an auction. The 1924 county map lists A. Eddy as the owner of the lot, by then reduced to 19-3/4 acres. The 1930 and 1938 suburban directories list Fanny L. Eddy as the owner.

Thomas Henry Eddy became a real estate developer. About 1911 he set up a temporary sawmill on the farm and cut down most of the trees in the six acre woodlot which included maples, beech, and chestnut. Much of the wood was later used by Eddy for building houses on Eastman Avenue (north of present Kodak Park then in the Town of Greece). In 1914 Eddy sold property which he owned to Eastman Kodak. Eastman Avenue was laid out on land which his mother had left him. He was responsible for building about 120 houses in the Eastman Avenue, Velox and Azo Street neighborhoods.

In 1916 Eddy married Alice Wealthy and moved to Seneca Parkway. He later remodeled the old homestead for his three sisters and they returned to live there until the 1930s. Eddy was responsible for enclosing and enlarging the side porch and adding the second floor sleeping porch.

In 1938, the Eddys sold the house to Tom Grierson. Newspaper accounts of Tom Grierson's life published when he died in 1966 at the age of 75 describe his early life as that of an English orphan brought up as a choir boy ward of Britain's ancient Carlisle Cathedral. He played the organ at the cathedral under the tutelage of Sydney Nicholson, who later became organist of Westminster Abbey. Hiring on as a pianist for a steamship line, he made three trips to the Amazon River. He later played piano

Town of Greece Historic Sites Survey
Monroe County, New York
3205 Mt. Read Blvd.
page 7

20. continued

on the North Atlantic run. Upon settling in Rochester, Mr. Grierson became a noted organist at the RKO Palace Theater from 1928 until 1946. Mr. Grierson served as organist at area churches, including Brick Presbyterian, First Universalist and Church of the Ascension. He also taught organ for the Levis music stores. Mr. Grierson operated a roller rink at Ontario Beach Park for ten summers, playing the organ for skaters. He played more than 10,000 concerts broadcast by WHAM radio station. Mr. and Mrs. Grierson raised two children, Mary and Jack, in this house. The church bell located north of the house, next to the parking lot, was an acquisition of Mr. Grierson.

The Griersons lived in the home until 1953, when they sold it to James and Harriett Gilman. Mr. Gilman was a stock broker in Rochester.

The one and one-half story, five-bay-wide, hipped roof main block features a variety of Greek Revival characteristics including: cubic massing, a symmetrical center entrance facade, a wide frieze with ornamental grills, a classical entrance porch with Doric columns and pilasters, and a shouldered door surround. The use of a low-pitched, hipped roof was not as commonly employed on Greek Revival houses in western New York as was the gable-roofed, temple-front form. The high quality of design and workmanship of this house is illustrated by the stone foundation which is faced in cobblestone. The Greek Revival was the dominant style of American residential architecture from the 1830s to the 1850s. The Greek Revival style represented America's interest at the time in the classical architecture of ancient Greece.

21.

Assessment Records. Assessment Office, Town of Greece, NY.

Beers, F.W. *Atlas of Monroe County, New York*. New York: F.W. Beers & Co., 1872.

Brown, P.J. *Gillette's Map of Monroe County, New York*. Philadelphia: Gillette, 1858.

Town of Greece Historic Sites Survey
Monroe County, New York
3205 Mt. Read Blvd.
page 8

21. continued

Brown, P.J. *Map of Monroe County, New York*. Addison, NY: A.G. Gillett, Publisher, 1852.

Calman, Betty. "Greece's 'old barn with the most unusual cupola'." *Greece Post*, 2 April 1970.

Calman, Betty. "The Story of a Greece Landmark...At Eddy Road." *Greece Post*, 1 December 1977.

Map of Monroe County, N.Y. Philadelphia, PA: G.M. Hopkins, 1924.

Peck, William F. *History of Rochester and Monroe County: From the Earliest Historic Times to the Beginning of 1907*. New York: The Pioneer Publishing Company, 1908.

Plat Book of Monroe County, New York. Philadelphia, PA: J.M. Lathrop & Co., 1902.

Rochester Suburban Directory for the Year 1930. Rochester, NY: Sampson & Murdock Co., 1930.

Rochester Suburban Directory for the Year 1938. Rochester, NY: Sampson & Murdock Co., 1937.

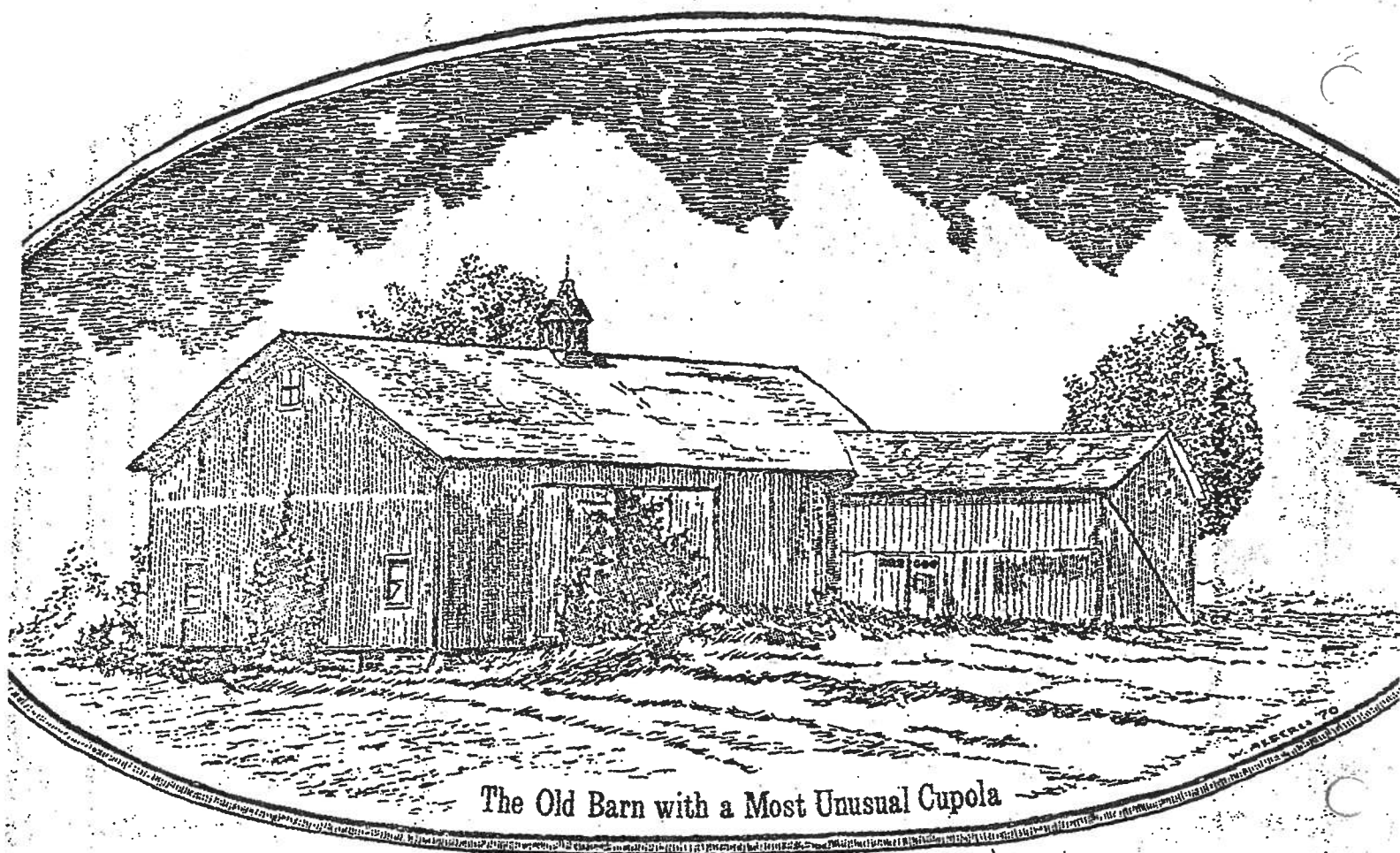
Town of Greece Historian's Office. Vertical Files on the Eddy family. Greece, NY.



Thor A. Eddy,

3205 Mt. Read Blvd.

Thor A. Eddy



Former gable-roofed barn at the Eddy Farm, 3205 Mt. Read Blvd.
(Sketch by William Aeberli in article entitled "Greece's 'old
barn with the most unusual cupola'" *Greece Post*, 2 April 1970.)

